



GEORGIA BUILDING AUTHORITY

One Martin Luther King, Jr. Drive, Atlanta, Georgia 30334

404-656-3253 • 404-657-0337

Chairman
Nathan Deal
Governor

Executive Director
Steven L. Stancil

MINUTES

GEORGIA BUILDING AUTHORITY MEETING

THURSDAY, AUGUST 11, 2011

OFFICE OF THE GOVERNOR – ROOM 107 STATE CAPITOL

MEMBERS IN ATTENDANCE:

Governor Nathan Deal, Chair
Brian Kemp, Secretary (Conference Call)
Greg Griffin, Vice Chair
Tommy Hills, Member
Mike Mandl, Citizen Member
Mike Nixon, Citizen Member (Conference Call)

OTHERS IN ATTENDANCE

Steven Stancil, Georgia Building Authority
Marvin Woodward, Georgia State Financing & Investment Commission
Katy Pando, Georgia State Financing & Investment Commission
Angela Gunter, Georgia State Financing & Investment Commission
Frank Smith, State Properties Commission
J. Wade, State Properties Commission
Sean Griffin, State Properties Commission
Heather York, State Properties Commission
Steve Fanczi, Georgia Building Authority
Alisa Pereira, Georgia Building Authority
Carla Blanks, Georgia Building Authority
Pamela Cromwell, Attorney General's Office
Shonda Rowe, Attorney General's Office
Helen Taylor, Attorney General's Office
Ryan Teague, Office of the Governor
Chris Riley, Office of the Governor
Brent Dykes, Georgia Soil & Water Conservation Commission
Mack Chandler, Department of Revenue
Greg Peacock, Department of Revenue
Tim Shields, Department of Revenue

CALL TO ORDER AND MINUTES OF PREVIOUS MEETING (06/06/11)

The Governor convened the meeting of the Georgia Building Authority (GBA). The first order of business was the approval of the previous minutes from June 6, 2011.

Mike Mandl made a motion to approve and Tommy Hills seconded the motion. The motion carried unanimously.

REQUEST FOR THE GEORGIA BUILDING AUTHORITY, ON BEHALF OF THE DEPARTMENT OF REVENUE, TO ENTER INTO A FIFTEEN (15) YEAR LEASE AGREEMENT WITH MCDONALD DEVELOPMENT COMPANY.

With regard to this item, Steve Stancil asked Frank Smith from the State Properties Commission (SPC) to address the members.

The Department of Revenue (DOR) desires to achieve significant cost savings and increased operational efficiency by consolidating its offices currently operating in the following facilities: 1) South Atlanta Metropolitan (SAM) facility; 2) an approximately 40,000 square foot warehouse facility located in Chamblee, GA; and 3) the approximately 100,000 square foot GBA owned "Tradeport" facility.

SPC researched current prevailing market rental rates and assisted DOR in locating alternative space to house their Tax Processing, Motor Vehicles, and Local Government Services operations. The goal is to decrease DOR's overall rent while increasing its operational efficiency by consolidating its facilities. In March of 2011, DOR and SPC issued a Request for Proposals (RFP) for a consolidated facility to meet operational needs. The McDonald Development Company was selected to begin lease negotiations, and such negotiations have culminated in a letter of intent outlining an agreement to enter into a lease for the facility at 4125 Welcome All Road. This lease will reduce DOR current leased square footage from 189,000 square feet to approximately 109,000 square feet.

Specifically, DOR requested the GBA to enter into a fifteen (15) year lease agreement with McDonald Development Company for the property at 4125 Welcome All Road. DOR will enter into an intergovernmental sublease agreement with the GBA for the use of the property by which the DOR will assume all responsibilities including the payment of all rents due under the master lease. The Board Members to approve this lease agreement.

The Governor asked for a motion to approve the request as presented. Mr. Hills made the motion to approve, and Mr. Mandl seconded that motion.

ADJOURNMENT

Governor Deal asked for those in favor of adjourning the meeting. Mr. Griffin so moved and Mr. Mandl seconded the motion. The motion passed unanimously by all members present.



Steven L. Stanell
Executive Director